\$822,197,000 IN BUILDINGS.

Operations in 156 Cities Slightly The cost of new buildings planned in he 156 largest cities of the country during 1915 was \$522,197,000, an incress of 4.8 per cent, over 1914, but a Cocrease of 6.8 per cent, from 1913, and of

of building reached in 1912, and of 11 per cent. from the high record total of building reached in 1912.

Expenditure for new operations in these 156 cities last month was \$67,-892,361, according to statistics collected

by Bradstreet's Journal. This is an in-

crease of 62.4 per cent, over December, 1914, when building was very much de-pressed, but 1.3 per cent, below the ex-

penditure recorded in December, 1913. For the fourth quarter of 1915 the increase over the last quarter of 1914 was

ADDING TO BROOKLYN HOMES

9 New Plats and as Many Dwellings Planned by Builders.

Fifty-one buildings to cost \$470.680 epresents the new construction pl n Brooklyn during the past week.

teen are to be tenements, to cost \$311,-000, and an equal number small dwel-lings, to cost \$31,800. The sum of \$67,-

\$50 is to be invested in thirteen miscellaneous structures, including a \$20,000 theatre and \$30,000 bath.

Six three story brick tenements, wit

Avenue Realty Corporation on Fifteenth avenue at the east corner of Forty-sec-ond street at a cost of \$53,000. Three ond street at a cost of \$53,000. Three four story brick apartments, to cost \$30,000, are to be built by Abraham Kaplan on the south side of Lincoln place 247 feet cant of Troy avenue, and

## LOAN MAKERS STIFLED

Refused to Help Make Year a Record One---13,000 Buildings to Cost

\$147,000,000 Planned

That last year was not one of the since \$17,000,000 has already been treatest building periods since the confidence of the metropolitan district. Those who had plans for Fifth hopes after years of waiting and were the development of the ported. Those who had plans for Fifth hopes after years of waiting and were the development of the partments, had given up such fine apartments, had given up such fine apartments are fine and with greater possibilities and with greater footies that has been built in America, is to be crected by the flow arenue. Had there been no such unique and with greater footies that has been built in America, is to be crected by the flow arenue. Had there been no such unique and with greater footies are footies and with greater footies. It had not of the avenue, so to speak, for apartmen

High class operations were well supported by the financial interests. Buildings a valuant effort to revive the truction movement, interrupted by plans for 13,000 apartments, flats, ellings, offices, lofts, factories and the loguens and Richmond home.

High class operations were well supported supported. Those who had plans for Fifth hopes after years of waiting and were ready to permit lofts or commercial buildings to go up on this property. There was no residential section in Manhattan which experienced more building than Park avenue. When the observed the great studies, marvels of film development, which have been built in completed there will be few good sites available on the avenue in what is now recognized as the apartment house.

Mr. Fox's company has selected

ne great subway system and money to carry through operations, increase in business wealth

urrent year, however, are such as to been rented from the plans. It was the dicate that capital will be more read-war demand and the future accessibility of the East Side apartment district

Building That Annoys

It is no secret that the railroad people whose original plans were the development of their Park avenue realty with fine apartments, had given up such hopes after years of waiting and were ready to permit lofts or commercial buildings to go up on this property.

There was no residential section in Manhattan which experienced more building than Park avenue. When the operations planned this year have here

given much support. Apartment bunders were aided in The Bronx and in Brooklyn. Queens and Richmond home builders had no great trouble in getting builders had no great trouble in getting limit. Many of the \$61,000,000, the total cost of buildings planned for Manis convenient to its greatest market and railroad lines leading to other and railroad lines leading to other

In a great measure the continued along the troubles of conditions brought about by the troubles of conditions builders could not see how thankers and queens were due to the betterment of such favorable conditions builders could not see how thankers and queens were due to the betterment of such favorable conditions builders could not see how thankers ago any one of these—the building of new subways or the business resulting from other countries' troubles—would have bought out unlimited support for construction work. But why financial interests refused to aid building cannot be understood by builders for the reason that they have not looked diligently enough for the trouble.

Perhaps inanciers are still suffering from having exploited too many sections at recent years, which have not come up a expectations, and have decided to continue along conservative lines, but any and sufficiently large to take up a temporal sufficiently builders through the city required as year.

The consequence were the tought the part of the city was encouraged by suited the part of the city was encouraged by the lasting through the city required as they have not looked diligently enough for the trouble.

The situation there is singular and no doubt has much to do with the uninterpretations, and have decided to continue along conservative lines, but and adjacent streets swith fine sparting the ability of builders to get liberal loans.

The work have not looked diligently enough for the trouble.

The situation there is singular and no doubt has much to do with the uninterpretate of the work has prevented for the work has prevented for the previous farment and adjacent streets swith fine sparting the ability of builders to get liberal loans.

The result is a scarcity of development as the private homes are expected for the work in the private home are expected for the work in the private home are expected for the work in the private home are expected for the work in the private home are expected for the work in the private home are expecte n until and great values and the second of t

Murray Hill Dwellers

Early last spring brokers in the sec-tion said that they were able to furnish housings to only part of the many who wanted to live on the northern plateau and in the pleasant Dyckman valley. At that time building operations were to be seen at every turn. In the last half dozen months a number of builders, free of operations in other parts of the city. have entered the Heights field and there is no neighborhood which reflects mor activity than the Heights and the Dyck-man. So urgent has been the demand for sites that the Loyal Smith and the J. Hood Wright properties, covering man blocks west of Broadway and in direct line of the development, have been turned

over to builders.

Though the Wright property has been on the market only a few weeks builders swarm over it and the rush is so animated and hasty that one is reminded

would have been living in Canada had NEW JERSEY REAL ESTATE FOR SALE.

count of the Havemeyer prop-he southwest corner of Madison cludes the Morgan family dwellings, t

Private House Bargains

on East Side

\$35,000

Excellent block between Madison and Park Aves., 20 ft., 4-story dwelling, with butler's pantry extension, 4 master's bedrooms; modern planning.

\$45,000

Adjoining 5th Ave., near 72d St., 25 ft., thoroughly modern dwelling, a master's bedrooms, 5 baths, dining room extension. Under

\$78,000

Most desirable block adjoining 5th Ave., 25 ft., English basement; remarkably sunny; 6 master's bedrooms, electric elevator, enclosed gymnasian or playground on roof; 6 baths; in excellent order.

\$130,000

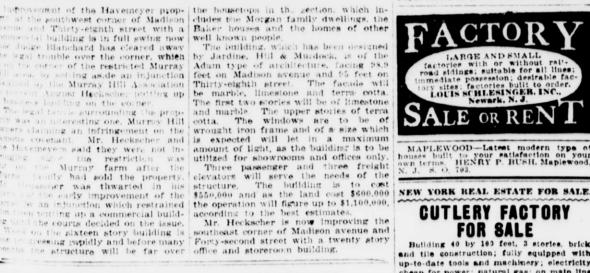
Pease & Elliman

Dept. A) 340 Madison Ave. Tel. 6200 Murray Hill

Just off Park Ave., 18 ft. 9 in., with open rear; suitable for modern-Has 5 master's bedrooms, butler's pantry extension.

HOUSES FOR SALE.

Attractive bargains offered by BANKING DEPARTMENT, STATE OF NEW YORK, Attractive bargains offered by BANKING DEPARTMENT, STATE OF NEW YORK, to builders, investors and prospective homescekers. A large number of vacant lots at Grantwood. Morsemere, Leonia, Ridgefield, and Teaneck, New Jersey, at one-half of former owners' prices. Also a large number of two-family houses at Edgewater. Hudson Heighte, Cliffside and Palisades Park, New Jersey, at about one haif of former prices. All of the above properties are within a five-cent fare zone and within thirty minutes of Manhattan. These properties must be sold quickly to close the business of two corporations now being liquidated by the Banking Department. Special inducements to contractors and builders who will purchase a considerable number of lots. For further particulars address Benj, D. Haight, Special Deputy Supt of Banks, care of Banking Department, 61 Broadway, New York City.



MAPLEWOOD—Latest modern type of touses built to your estisfaction on your wn terms. HENRY P. BUSH, Maplewood, J. J. S. O. 703.

NEW YORK REAL ESTATE FOR SALE.

CUTLERY FACTORY FOR SALE

Building 40 by 160 feet, 3 stories, brick and tile construction; fully equipped with up-to-date tools and machinery; electricity cheap for power; natural gas; on main line B. R. & P. Railway at Springville, N. Y. Inquire CHRISTOPHER BALDY, 1330 Marine Bank Bidg., Buffalo, N. Y.

REAL ESTATE FOR SALE. A modern spacious home, half hour from City Hall, on lot 50x100 with garage; 10 room house, panelled in hard wood, par-quette floors, up-to-date plumbing and electric fixtures; in splendid neighborhood

of one family homes; price \$13,900. A. J. HOPPER, 24 State Street, New York City.

GENTLEMAN'S ESTATES, Berkshire Hills. Washington, Mass.; 8 miles from Pittsfield; handsome stone and wood regidence. 15 rooms, 8 baths, servants' lodge, 8 rooms, 1 bath; farmer's cottage, 9 rooms, 1 bath; garage, stable, ice house, 117 acres in all; residence is handsomely furnished; price \$20,000; all furnishings and equipment included; circular on request, L. E. MALLORY, 318 Main St., Springfield, Mass.

NEW HAMPSHIRE.

COUNTRY ESTATE.

FOR SALE—Pleasantly located country estate in southern New Hampshire. Full information given by addressing New Hampshire. \$56 Commonwealth Avenue. Boston.

UNFURNISHED APARTMENTS TO LET. New Apartment Bookiet New Ready.

1916 Annual Issue of
Douglas L. Elliman & Co., \$16 Madison Ave.

### CORONA, IN QUEENS, TO BE MOVING PICTURE CITY; FOX COMPANY TO BUILD BIG PLANT

tively cheap.

The sixteen acre tract secured by

the Fox interests adjoins Dr. Coomb's sanitarium on Jackson avenue, a short distance west of the bridge over Flushing Creek. From Jackson avenue the site extends over to and beyond Astoria avenue to Flushing Bay, between Fiftyfirst and Fifty-third streets.

with money these improvements, the situation in that section must indeed be very satisfactory. The twenty buildings are to cost \$2,000,000.

Across the Harlem River the development of The Bronx went on without interruption. Something like 950 structures were planned at a cost of close to \$27,500,000. Both in number and cost the year was ahead of 1914. Puring the previous year 735 buildings, estimated to cost \$16,347,382, were planned.

On this big stretch will be erected a large two story administration building, five studio plants, each a complete and independent unit in itself; a factory for manufacturing much of the equipment required in the making and production of motion pictures, garages, concrete stormotion pictures, garages, concrete stormotion pictures, a miniature hospital and adequate restaurant facilities for taking care of the 3,000 people whose taking care of the services will be employed daily by the company.

To insure against adjacent real estate speculation at the expense of the corporation work is to taking care of the 3,000 people whose taking care of the services will be employed daily by the company.

To insure against adjacent real estate speculation at the expense of the corporation with horticultural setting for the taking of big water effects are among the many features of the new project.

Plans for the struction work is to taking care of the 3,000 people whose sampled with the construction work is to taking care of the 3,000 people whose sampled and level sides for utilization in picture productions and a large outdoor plain with horticultural setting for the taking care of the 3,000 people whose sampled and will ultimately use this property for cottages and homes for such persons as wish to productions and a large outdoor plain with horticultural setting for the taking company.

Some the company of the equipment of the making and productions and a large outdoor plain with horticultural setting for the taking company.

Some taking care of the 3,000 people whose sampled and will ultimately use this property for cottages and homes for such persons as wish to productions and a large outdoor plain with horticultural setting for the taking of big water effects are among the many features of the n

England not been fighting. Not only did Canada lose tenants, but traders as well. It is surprising the number of apartments, shops, garages and moving picture theatres in the upper regions controlled by American former residents of Canada.

Business construction in Manhaitan was confined to the middle section.

Business construction in Manhaitan was confined to the middle section.

England not been fighting. Not only did two four story brick tenements to cost \$40,000 are to be erected on the north side of Sixty-first street 189 feet eas:

Ridge, Bath Beach and other sections tapped by the new subway through not represent amounts equal to those in other boroughs. The 4,700 buildings fields. Rows and rows of one and two four story brick tenements to cost side of Fourth avenue, at a cost of Fourth avenue, at a cost of the new rapid not represent amounts equal to those in other boroughs. The 4,700 buildings fields. Rows and rows of one and two four story brick tenements to cost tapped by the new subway through not represent amounts equal to those in other boroughs. The 4,700 buildings fields. Rows and rows of one and two four three sections to the cost about \$19,000.

Of Canada.

Building centred in the Fordham road district, cospecially since the close of the sectional realty experts.

Building centred in the Fordham road district, cospecially since the close of the new subway through not represent amounts equal to those in other boroughs. The 4,700 buildings in other boroughs. The 4,700 buildings of Hopkinson avenue 100 feet east of Livonia avenue, at a cost of \$25,000.

A pow of five two story brick tenements to cost to the fourth avenue were the leading building not represent amounts equal to those in other boroughs. The 4,700 buildings of Hopkinson avenue 100 feet east of Livonia avenue, at a cost of \$25,000.

A pow of five two story brick tenements of the feet east.

A pow of five well-live two story brick tenements of the cost about \$10,000.

A pow of five two story brick tenements of the feet east of the se

MORRIS E. STERNE, INC., 9 East 14th St.

LONG ISLAND REAL ESTATE FOR SALE | LONG ISLAND REAL ESTATE FOR SALE

# \$1,000,000

expended in building 44 ideal country houses, designed by America's foremost architects, in a great country estate divided into plots of generous size, has created an ideal home colony of congenial people in Kensington-Great Neck, which you should see before deciding on your plans for the summer.

FOUR HUNDRED THOUSAND DOLLARS expended for a sanitary sewer system approved by the State Board of Health, gas, water, electric light, park roads, sidewalks and landscaping has provided in the country every convenience of the city, and at the same time still further added to the natural beauty of the property.

ONE HUNDRED THOUSAND DOLLARS expended for improvements alone on a ten acre water-front park, including an Italian swimming pool, supplied by a flowing artesian well, a bath house of unusual design and attractiveness, a bathing beach, a harbor and dock for yachts and motor boats, tennis courts, for the exclusive use of Kensington home owners, and a casino (now building), with a large dancing room, provides a social center and recreation facilities not combined elsewhere around New York.

INFORMATION AS TO OUR PLANS for building and financing your home, together with photographs of houses for sale, will be sent upon request, but no salesman will be sent unless

IF YOU ARE PAYING \$1,500 A YEAR or more rent, we want to talk the matter over with you, without the slightest obligation on your part. Write, call, or telephone to-day.

Rickert-Kinlay Realty Co.

Mile of Navigable Water Front

and 950 acres; New York boats pass daily; igh land, spiendid views; 59-room furnished clubhouse; steam heat; 6 baths; 12 cottages, many outbuildings; all in good condition; railroad station on property; deer, quail, partridge and trout too; 59,000; yes, only about 590 an acre; exceptional for manufacturing, recreation or development. JOHN CRAWFORD, 7 E. 42d St., New York.

TOROUGH OF BROOKLYN-FOR SALE.

REAL BETATE POR EXCHANGE.

Telephone 5600 Greeley 1 West 34th Street

CONNECTICUT REAL ESTATE FOR SALE BARGAIN! **EXCEPTIONAL OPPORTUNITY** 230 acres, 40 miles from New York, 3 miles from Long Island Sound; splendid rolling land, a beautiful park with noble trees, 2 ponds and a trout brook; a 2-hole golf course, a nicely remodelled New England farm house, with a fireplace in nearly every room, bath, &c.; a tenant house and large barna; only \$200 per ucre. JOHN CRAWFORD, 7 East 42d St., New York. 18 MINUTES FROM

MANHATTAN&BROOKLYN \$7,500 New Brick Private Residence A TOP O' THE WORLD FARM
at Litchfield, in the Berkshires, truly a
smiling country; 500 acres smooth, rolling
land, free from stone; elevation 1,350 feet;
magnificent views and always cool; two
streams; exceptional water supply; three
houses; only \$30,000, JOHN CRAWFORD,
7 East 42d St., New York. \$6,250

Little cash; balance \$50 month-ly. Four fine Bedrooms; Tiled Bathroom; Store Room; Hall; Living Room, with open fire-place; Dining Room, Kitchen, Pantry, Laundry. See Agent, 61 Middletown St., Jamaica, 2 blocks north L. I. R. R. Station, Suite 1902, 220 West 424 St. or Suite 1902, 220 West 42d St., New York.

\$200 CASH BUYS

31-33 East 10th St. 3-6-7 Floors, 44.5x100. Immediate Possession.

> 30-2 West 15th St. Front Half 8th Floor.

The second second

50-4 West 17th St. 66x92. Store and Basement

27-33 West 20th St. 4th Floor, 100x92.

37-45 West 20th St. 2-3-6-7-12 Floors, 106.9x92.

49-53 East 21st St. 7th Floor, 74x98.9. Also Offices and Showrooms.

13-21 East 22d St. 145x98.9 or 54x98.0 or 91x98.9. Floors, Offices and Showrooms.

21-35 West 22d St. 2-3-5 Floors, 175x197.6. 6th Floor & Pent House.

MODERN FIREPROOF BUILDINGS. FULL COMMISSION TO BROKERS

32-46 West 23d St.

15,700 sq. ft.

148-56 West 23d St. 102.3x98.9. 2 and 9 Floors.

11th Floor. Divide to suit. Also Showrooms and Offices.

16 West 23d St. Store, Basement and Floors.

53 West 24th St. Divided space.

159-61 West 24th St. 2-4 Floors. Store and Basement. 2-3-4-5 Floors.

24-26 West 25th St. Floors, 50x98.9.

134-40 West 29th St. Store, Basement, 50x98.9. 2d Floor, 100x98.9.

Also Showrooms and Offices

28-32 West 36th St.

2d and 3d Floors, 50x98.9.

81-95 University Place. N. E. Cor. 11th Street. Cor. part 3d Floor. 12,000 sq. ft.

Entire 4th Floor, 20,000 sq.ft. Cor. part oth Floor. 12,000 sq. ft.

71-77 Grand St. S. E. Cor. Wooster. Floors, 40x75 or 44x75 or 50x100.

Connecting Floors can be had Hess Building.

4th Av., Cor. 26th Street. Offices and Showrooms, 800 to 8,000 sq. ft. NO MANUFACTURING.

WESTCHESTER REAL ESTATE FOR SALE.

Save Your Rent LAWRENCE PROPERTY South Yonkers

We will build a house for you on to equivalent to your present rent. equivalent to your present real.

ENW TO GET THERE

(1) Breadensy Subway to Von Certiandt Park,
brilley to Velentina Lane, wells two blocks
west to Lawrence Property.

(2) Take New York Central Main Line train
to Ludiow Station, Sommutes; then walk south
on Hawtherne Avenue four blocks to Learnese
Property. Office on property open daily.

American Real Getate Company om 534, 527 Fifth Ave., New York

Overlooking Hudson River and Pocantico Valley BRIARCLIFF SECTION

An absolutely finished 12 acre estate, being the crown of one of the highest hills, beautifully wooded, wonderful views, 18 room modern residence, steam heat, electricity, village water, 5 bath rooms, large stable and garage, chauffeur's apartment, gardener's cottage, barn, chicken houses, etc.; easy grade, fine roads.

FOR SALE AT ATTRACTIVE FIGURE KENNETH IVES & CO.

Murray Hill 6037. 7 E, 42nd St., N. Y.

FOR SALE OR RENT.

ALL YEAR COUNTRY HOME

Overlooking Long Island Sound, near Stamford, Conn.; charming English stucco house of ten large rooms and three tiled baths; hardwood floors, latest plumbing; two porches and sieeping porch; ample grounds, with shrubbery, fruit trees and gurden; electricity, gas, water and sewer; convenient to beach, tennis courts and golf ceurse; five minutes by troiley to Stamford (express) station; \$16,090, Room 210, 51 East 42d St. Tel. 5433—Murray Hill.

REAL ESTATE LOANS. WANTED-Loan \$50,000.00 ten years per cent.; security gilt edge. ENTER PRISE REAL ESTATE CO., Huntsville, Als

WANTED to borrow \$3,000 00, \$7,000.00 or \$25,000 00 on real estate. ELIZABETH STEWART, 12th and Main, Pueblo, Colo. ESTATE FUND \$40.000 at 1% % fo Manhattan flats. DUROSS CO., 156 B'way

BOARDERS WANTED.

### FACTORY SITES

On Deep Water with Railroad Facilities

Property located midway between Newark and Jersey City, N. J., 5 MILES FROM N. Y. CITY HALL. fronting on the Passaic and Hack-ensack Rivers; in the heart of the World's Greatest Labor Market

FOUR RAILROADS and their branches, sidings from Pennsylvania R. R. Central R. R. of N. J. D., L. & W. R. R. Erie Railroad

Newark Pay and Passale River Channels up to the property 20 lect at low tide.

Property suitable for any kind of manufacturing or commercial enterprise re-quiring tide water and railroad facilities.

Sacrifice \$1000 Yearly syn Best Business Corner in City FOR SILK JOBBER, TAILORING, SUIT, GOWN OR CLOAK HOUSE; LARGE SHOW WINDOWS.

Cor. 34th St. & Madison Ave. 3D FLOOR OPP ATLMAN'S DRY GOODS STORE, BETWEEN WALDORS AND VANDERBILT HOTELS.

REAL ESTATE WANTED fine poultry farm, consisting 6 room house, barn, chicken houses. &c., near by: two acres of fine land; short distance to station; balance small monthly payments; (ittle guaranteed. O. BARGAIN, 245 W. 34th St. ART, 12th and Main, Pueble, Colo.

HAVE YOU any lots you want to sell?

We sell for private owners. MODERN Balance small monthly payments; (ittle large beautiful home. Elizablyth Stew. Balance Company, 306 World Building.

### PRINTERS-**LITHOGRAPHERS** ONE FLOOR LEFT)

The most up-to-date Loft Building in the world—with conveniences undreamed of in the ordinary loft building, but provided because of the fact that the Ill Building was especially built for Printers and Lithographers. There's a spiral mail chute, with three separate slides. Sacks of mail or bun-dles of merchandise can be shot done to the street through this chute in the shortest possible time.

shortest possible time.

Accommodation for Presses is beautifully arranged for through the wise placing of the posts. No haphazard arrangement of posts here, as in the ordinary loft building, where the space between is too barrow for two presses and too wide for one. and too wide for one.

No vibration—no dust—windows never
opened—14 feet head room. Windows
11 feet square—walls 78% glass.

Fresh washed air pumped into floor,
foul air sucked out.

foul air sucked out.

Hot water heat—night power at the night elevator service. Best shipping facilities of any building in the city—every convenience that expedites and economizes good print-ing and lithographing has been in-stalled. Two car lines pass the door the Pennsylvania Station and new General Post Office are within easy distance.

HILL BUILDING

HILL PUBLISHING CO., OWNER. Send for Descriptive Bookles



To Meet Your Needs

for Prices to Sult Your Pocket at New York's Centre of Activity. O. D. & H. V. Dike, Agente on Premises.